

058.C

0001

0106.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

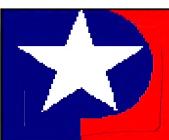
539,000 / 539,000

USE VALUE:

539,000 / 539,000

ASSESSED:

539,000 / 539,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 106

Owner 1: MULLANE-ROBINSON KAREN

Owner 2: MULLANE THOMAS P

Owner 3:

Street 1: 77 HERITAGE HILL RD

Street 2:

Twn/City: WINDHAM

St/Prov: NH Cntry Own Occ: N

Postal: 03087 Type:

PREVIOUS OWNER

Owner 1: JDJC LLC -

Owner 2: -

Street 1: 11 OSCARS WAY

Twn/City: NORTH READING

St/Prov: MA Cntry

Postal: 01864

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1089 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	539,000			539,000		152809
							GIS Ref
							GIS Ref
							Insp Date
							10/03/17

PREVIOUS ASSESSMENT								Parcel ID	058.C-0001-0106.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	539,000	0	.	.	539,000	Year end	12/23/2021			
2021	102	FV	531,600	0	.	.	531,600	Year End Roll	12/10/2020			
2020	102	FV	516,900	0	.	.	516,900	516,900 Year End Roll	12/18/2019			
2019	102	FV	483,200	0	.	.	483,200	483,200 Year End Roll	1/3/2019			
2018	102	FV	401,800	0	.	.	401,800	401,800 Year End Roll	12/20/2017			
2017	102	FV	374,700	0	.	.	374,700	374,700 Year End Roll	1/3/2017			
2016	102	FV	374,700	0	.	.	374,700	374,700 Year End	1/4/2016			
2015	102	FV	339,900	0	.	.	339,900	339,900 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
JDJC LLC,	56682-222		4/1/2011	Bank Sale	283,500	No	No									
BENULIS STANLEY	55358-199		9/13/2010	Forclosure	257,000	No	No									
MOELLER GARY J/	25659-400		9/15/1995		150,000	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/3/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7 - Condo Garden		Full Bath: 2	Rating: Average	A Bath:	Rating:	BK; 19154 PG; 490, Building Number 1.													
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:														
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:														
Foundation: 1 - Concrete		OthrFix:	Rating:	WSFlue:	Rating:														
Frame: 1 - Wood		Kits: 1	Rating: Average	Frl:	Rating:														
Prime Wall: 8 - Brick Veneer		A Kits:	Rating:	Lvl 2:	Rating:														
Sec Wall: 6 - Stucco	10 %	Frpl:	Rating:	Lvl 1:	Rating:														
Roof Struct: 4 - Flat		WSFlue:	Rating:	Lower:	Rating:														
Roof Cover: 4 - Tar & Gravel		OTHER FEATURES																	
Color: BRICK		Kits: 1	Rating: Average																
View / Desir: N - NONE		A Kits:	Rating:																
GENERAL INFORMATION				Frpl:	Rating:														
Grade: C - Average		WSFlue:	Rating:																
Year Blt: 1988	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdict:	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Location: R - Rear		Total Units:	Floor: 1 - 1st Floor	% Own: 0.904900014	Name: 25 - 6040	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 1 - Drywall								Interior:	1	4	2	0							
Sec Int Wall:	%							Additions:											
Partition: T - Typical								Kitchen:											
Prim Floors: 4 - Carpet								Baths:											
Sec Floors:	%							Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar: 1								General:											
Electric: 3 - Typical								Totals	1	4	2								
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 3 - Electric																			
Heat Type: 6 - Elec Base/B																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.C-0001-0106.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							